

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/(954) 797-1101

**SUBJECT:** Site Plan, SP 4-6-02, Sam Engel, Jr./Transamerica Land Corporation,  
5141 South University Drive/Generally located on the west side of University Drive between Griffin Road and Stirling Road.

**AFFECTED DISTRICT:** District 2

### **TITLE OF AGENDA ITEM:**

SP 4-6-02, Dunkin Donuts, 5141 South University Drive (B-3)

### **REPORT IN BRIEF:**

The applicant requests site plan approval for the 0.275 acre site generally located on the west side of University Drive between Griffin Road and Stirling Road. The proposal is for a 2,220 square foot fast food restaurant, parking, and landscaping. The site plan shows a sand finish stucco covered concrete block structure with an 8" sloped roof. The elevations depict a single floor structure with a maximum height of 14'-8" to the top of the roof and 20'-8" to the top of the parapet. The color scheme reflects peach walls with gray and violet accents, and royal plum/orange awning.

Access to the site is from University Drive, through the Renaissance Plaza, via the two (2) 50' openings at the eastern boundary. Provided are 45 standard and one (1) handicap parking spaces. The site plan shows 30.21% open space (30% required). A temporary construction trailer is shown immediately north of the building site in the existing parking field. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

**PREVIOUS ACTIONS:** None

### **CONCURRENCES:**

At the July 9, 2002, Site Plan Committee meeting, Mr. Crowley made a motion, seconded by Vice-Chair Aucamp to approve (Motion carried 4-0 with Mr. Engel abstaining).

**FISCAL IMPACT:** None

### **RECOMMENDATION(S):**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Site plan, Future Land Use Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** Transamerica Land Corporation  
**Address:** 2665 South Bayshore Drive, #1002  
**City:** Miami, FL 33133  
**Phone:** (305)854-7342

**Agent:**

**Name:** Sam Engel, Jr.  
**Address:** 4800 SW 64 Avenue  
**City:** Davie, FL 33314  
**Phone:** (954)791-4810

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan approval for Dunkin Donuts at Renaissance Plaza.

**Address/Location:** 5141 South University Drive/Generally located on the west side of University Drive between Griffin Road and Stirling Road.

**Future Land Use Plan Designation:** Commercial

**Zoning:** B-3, Planned Business Center District

**Existing Use:** Vacant outparcel

**Proposed Use:** Fast food restaurant

**Parcel Size:** 0.275 acres (12,000 square feet)

**Surrounding Land**

	<b><u>Surrounding Uses:</u></b>	<b><u>Use Plan Designation:</u></b>
<b>North:</b>	Vacant	Commercial
<b>South:</b>	Nursery	Commercial
<b>East:</b>	Southwood Townhomes, Vacant	Residential (10 DU/AC)
<b>West:</b>	Madison Lake Townhomes	Residential (5 DU/AC)

**Surrounding Zoning:**

**North:** A-1, Agricultural District

**South:** B-3, Planned Business Center District  
**East:** RM-8, Medium Density Dwelling District,  
B-3, Planned Business Center District  
**West:** RM-5, Low Medium Density Dwelling District

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## **ZONING HISTORY**

**Previous Request on same property:** The site plan, SP 3-4-85 Renaissance Plaza, was approved on November 5, 1986.

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## **APPLICATION DETAILS**

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 0.275 acre site generally located located on the west side of University Drive between Griffin Road and Stirling Road. The proposal is for a 2,220 square foot fast food restaurant, parking, and landscaping.
2. *Building:* The site plan shows a sand finish stucco covered concrete block structure with an 8" sloped roof. The elevations depict a single floor structure with a maximum height of 14'-8" to the top of the roof and 20'-8" to the top of the parapet. The color scheme reflects peach walls with gray and violet accents, and royal plum/orange awning.
3. *Access and Parking:* Access to the site is from University Drive, through the Renaissance Plaza, via the two (2) 50' openings at the eastern boundary. Provided are 45 standard and one (1) handicap parking spaces.
4. *Landscaping:* The site plan shows 30.21% open space (30% required). Around the structure there are Dwarf Schefflera, Hawaiian Tie Plant, and Mexican Blue Bell Dwarf "Compact Katie". Live Oak trees with Dwarf Yaupon ground cover are used in the parking area's landscape islands. Other trees include: Silver Buttonwood, Red Hibiscus, Live Oak, Mahogany, Alexander Palm, Adonidia Palm. Other shrubs and ground cover include: Red Tip Cocoplum, Wax Jasmine, Evergreen Giant, Variegated Liriope, Japanese Yew, and St. Augustine "Floritam".
5. *Temporary Uses:* The site plan shows a temporary construction trailer immediately north of the building site in the existing parking field. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

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## **Significant Development Review Agency Comments**

All agency comments have been satisfied.

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## **Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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## **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a girl scout campground facility, and a private school.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## **Staff Analysis/Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances.

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## **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

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## **Site Plan Committee Recommendation**

At the July 9, 2002, Site Plan Committee meeting, Mr. Crowley made a motion, seconded by Vice-Chair Aucamp to approve (Motion carried 4-0 with Mr. Engel abstaining).

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## **Exhibits**

1. Site plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



